



NOTICE OF APPLICATION

A Master Application has been filed and accepted with the Department of Community & Economic Development (CED) – Planning Division of the City of Renton. The following briefly describes the application and the necessary Public Approvals.

DATE OF NOTICE OF APPLICATION: January 30, 2015

PROJECT NAME/NUMBER: Greenleaf (Formerly Panther Lake) Critical Areas Exemption and Critical Areas Tree Variance / LUA15-000016, CAE, V-A

PROJECT DESCRIPTION: The applicant is requesting a Critical Areas Variance and an administrative Critical Areas Exemption to allow the removal of 15 trees within a Category 3 wetland and its buffer and allow the development of a storm pond and outlet pipe within two separate Category 3 wetlands in connection with the development of the 34-lot subdivision. The Panther Lake Preliminary Plat (LUA14-000190) was approved on July 25, 2014 with 22 conditions of approval and has since been renamed Greenleaf. These two (2) applications are being submitted in order to satisfy conditions 9 and 11 of the Hearing Examiner's decision.

The 7.92-acre site is located within the Residential-8 dwelling units per net acre zoning classification. The plat site consists of five (5) parcels: 322305-9123, -9148, -9273, -9344, and 662340-0054. The site is located at 18647 & 18655 108th Ave SE. In addition to the 34 lots, five (5) tracts were proposed for sensitive areas, storm drainage, and recreational areas. Access to the site would be gained from 108th Ave SE.

The site contains five Category 3 wetlands (Wetlands A-E), a Class 4 stream, and there is a Class 2 stream (Panther Creek) located off-site with a buffer extending onto the subject site. Proposed impacts would be to Panther Creek Buffer, Wetland B, Wetland C, Wetland E and their respective buffers. Wetland E, a 996 SF wetland in the northwestern corner of the property, and its buffer are proposed to be cleared of 15 trees and filled in order to complete three (3) remaining lots (Lots 32-34). The applicant is also proposing the installation of a stormwater detention pond and a stormwater discharge pipe and outfall structure which will impact Wetland B, Wetland C, and Panther Creek Buffer. Wetland B measures 1,198 SF and Wetland C is 274 SF, both are located in the southwestern corner of the property. Disturbance from the outfall structure measures roughly 10 feet wide by 140 long, extending from the stormwater pond and down the slope into the 100-foot Panther Creek Buffer. The applicant has submitted a Critical Area Report & Supplemental Stream Study, Drainage Control Report, and a Geotechnical Engineering study with the application or the original land use application.

PROJECT LOCATION: 18647 & 18655 108th Ave SE

PERMITS/REVIEW REQUESTED: Critical Areas Exemption, Critical Areas Variance - Administrative

APPLICANT/PROJECT CONTACT PERSON: Evan Mann, ESM Consulting / 33400 8th Ave S, Ste 205 / Federal WAY, WA 98003 / 253-838-6113 / evan.mann@esmcivil.com

Comments on the above application must be submitted in writing to Clark H. Close, Associate Planner, Department of Community & Economic Development, 1055 South Grady Way, Renton, WA 98057, by 5:00 p.m. on February 13, 2015.

If you have questions about this proposal, or wish to be made a party of record and receive additional notification by mail, contact the Project Manager at (425) 430-7289. Anyone who submits written comments will automatically become a party of record and will be notified of any decision on this project.

If you would like to be made a party of record to receive further information on this proposed project, complete this form and return to: City of Renton, CED, Planning Division, 1055 South Grady Way, Renton, WA 98057.

File Name / No.: Greenleaf (Formerly Panther Lake) Critical Areas Exemption and Critical Areas Tree Variance / LUA15-000016, CAE, V-A

NAME: _____

MAILING ADDRESS: _____ CITY/STATE/ZIP: _____

TELEPHONE NO.: _____

TELEPHONE NO.: